

2005 DRAFTING REQUEST

Bill

Received: 04/06/2005

Received By: jkuesel

Wanted: Soon

Identical to LRB:

For: Dale Schultz (608) 266-0703

By/Representing: Jonathan Klein

This file may be shown to any legislator: NO

Drafter: jkuesel

May Contact:

Addl. Drafters:

Subject: State Govt - state bldg proj
State Finance - bonding

Extra Copies: RAC - 1

Submit via email: YES

Requester's email: Sen.Schultz@legis.state.wi.us

Carbon copy (CC:) to:

Pre Topic:

No specific pre topic given

Topic:

Purchase and remodeling of properties for UW-Platteville

Instructions:

Per attached E mail, 4/6/05.

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/?	jkuesel 04/07/2005	csicilia 04/07/2005		_____			State
/1			rschluet 04/08/2005	_____	lemery 04/08/2005	lnorthro 04/13/2005	

FE Sent For:

<END>

→ At Intro.

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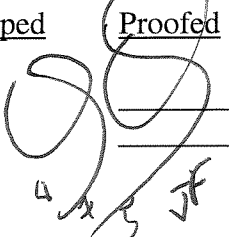
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1/1	jkuesel 4/7	1 cis 4/7	05				

FE Sent For:

<END>



UWP ... What College Should Be!

www.uwplatt.edu

Senate Majority Leader Dale Schultz
Room 211 South - P.O. Box 7882
Madison, WI 53707-7882

Dear Senator Schultz:

Thank you very much for helping create the opportunity for UW Platteville to purchase the Governor Dodge Building Complex. It is a great opportunity for the University and the State to save millions of dollars in Housing and food service costs to our students and their parents. We are pleased that we have this opportunity.

Today we will be receiving the option to purchase from the owner. The option is for \$2,510,000. We are in the process of receiving appraisals and are positive they will be higher than the option price. We have completed the environmental assessment and are awaiting the results. All indications are that the results will be positive.


Once the purchase is agreed to, it will be necessary for the University Housing Department to do some general upgrades and remodeling. A large portion of this is to bring the building into compliance with State Codes concerning health and safety issues within State Residence Halls. Not all of the work will be done immediately.

System Administration has estimated that another \$2.5 million will be necessary to properly prepare the building for the residents. The building is about 30 years old and requires some updating. As mentioned before, this will be done over the next few years.

We will need to be able to use \$5 million dollars of existing program revenue bonding. Thank you for your gaining the enumeration for this to happen. It is a golden opportunity for the University and we appreciate your making this happen.

Please feel free to contact either myself or Steve Zielke if you have any questions regarding the purchase.

Sincerely,


David J. Markee
Chancellor

Kuesel, Jeffery

From: Champagne, Rick
Sent: Wednesday, April 06, 2005 8:38 AM
To: Kuesel, Jeffery
Subject: FW: Bill materials



OPTION Revision 3-30-05.doc Attachment A.doc Attachment B.doc

Jeff:

Here is the information from Jonathan in Sen Schultz's office. The request is to use \$5,000,000 in existing PR supported bonding and the address is included in Attachment A.

Rick

-----Original Message-----

From: Klein, Jonathan
Sent: Wednesday, April 06, 2005 8:32 AM
To: Champagne, Rick
Subject: FW: Bill materials

Rick,

Attached is the option to purchase. Attachment A includes the address of the property. I also have a letter faxed to me by UW-Platteville stating that they are requesting PR bonding. I will send a copy of that letter to you also. Thank you.

Jonathan

-----Original Message-----

From: Steve Zielke [mailto:zielke@uwplatt.edu]
Sent: Thursday, March 31, 2005 3:57 PM
To: Klein, Jonathan
Subject: Bill materials

Jonathan, attached is the option to purchase that I have sent to the owner. If Dale asks there is existing program revenue bonding available in this biennium. Thank you for all your help. I hope we can meet the time line. Thanks for doing what you can.

OPTION TO PURCHASE GOVERNOR DODGE PROPERTIES

In consideration of the sum of One Dollar, (\$1.00) this day paid to me by The University of Wisconsin-Platteville on behalf of the University of Wisconsin Board of Regents receipt of which is hereby acknowledged, I do hereby give to said University of Wisconsin System Board of Regents, its heirs, executors, administrators, successors and assigns the option to purchase on or before the 31st day of May, 2005 the following described real estate located in the City of Platteville, County of Grant, State of Wisconsin, to wit:

See Attachment A

for the sum of Two Million Five Hundred Ten Thousand Dollars (\$2,510,000) payable as follows: State of Wisconsin check at the time of closing.

This purchase is contingent upon approval by the State of Wisconsin Building Commission and the Board of Regents of the University of Wisconsin System, and fulfillment of the conditions set forth in Attachment B.

This purchase is contingent upon the University performing environmental testing and being satisfied with the condition of the premises.

Sale shall be consummate and the conveyance to the Board of Regents of the University of Wisconsin System shall be made by warranty deed free and clear of all liens and encumbrances, except municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and

The property shall be vacant and not subject to any leases at the time of closing except for the property leased by the Car Quest parts store.

Rents, general taxes, interest and utilities shall be prorated to date of closing. Net general real estate taxes shall be prorated based upon the net general real estate taxes for the current year, if known, otherwise on the net general real estate taxes for the preceding year.

Special assessments, if any, for work on site actually commenced or levied prior to date of closing shall be paid by closing or the Board of Regent of the University of Wisconsin System shall be given a credit for the amount of the special assessment unless specified otherwise herein.

If this transaction is subject to the State of Wisconsin Rental Weatherization Standards (ILHR 67) I will be responsible for compliance, including all costs.

Other conditions of sale:

See Attachment B

Notice of intention to exercise this option shall be served upon me within the time above specified either by personal delivery or by certified mail, addressed to me at

Within seven (7) days from the date such notice is so served, I will furnish a commitment for an owner's policy of title insurance in the amount of the purchase on a current ALTA form issued by an insurer licensed to write title insurance in the State of Wisconsin. I will be responsible for all costs associated with obtaining the title insurance.

If title is not acceptable for closing the Board of Regents of the University of Wisconsin System shall notify me of such objections by the date of closing. I will have 15 days or such other time as the Board of Regents may agree to in order to remove the objections. Providing title insurance acceptable for closing does not extinguish my obligation to provide title free and clear of all liens and encumbrances, except municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and

It is agreed that time is of the essence.

Should said Board of Regents of the University of Wisconsin System fail to exercise this option within the time herein limited, all rights and privileges granted hereunder shall be deemed completely surrendered, this option terminated, and the amount this day paid shall belong to me.

If more than one person executes this option as owner, singular terms used herein shall be read as if written in plural.

Dated this _____ day of _____, 20____.

Option to purchase Gov. Dodge complex

ATTACHMENT A

Property at 300 W. Hwy. 151:

Commencing at the Northwest corner of Lot 1, Block X in Straw Addition to the City of Platteville, Grant Co., Wis., according to the recorded map or plat thereof; thence South 21° 00' West 568.00 feet along the East line of South Chestnut Street to the North bank of Rountree Branch; thence South 81° 13' East 357.10 feet along said North bank to the Northerly right-of-way line of U.S. Highway #151; thence Northeasterly along said right-of-way on an arc of a 3° 23' curve, concave Southerly for a distance of 325.83 feet; thence North 398.95 feet to the South line of Richard Street; thence South 89° 10' West 411.80 feet along said South line to the point of beginning, except Lots 1 and 2 in Block X in Straw Addition to the City of Platteville, according to the recorded map or plat thereof.

Property at 825 Chestnut:

Lots One (1) and Two (2) of Block Ten (10) in Straw's Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

Option to purchase Gov. Dodge complex

ATTACHMENT B

The option to purchase will be executed by the University of Wisconsin-Platteville contingent upon the selling price being the average or below of two property appraisals to be conducted. If the quoted price of the option is higher than the average of the two appraisals the option is null and void.

The sale will be contingent upon the results of an environmental assessment. A positive environmental assessment will not affect the purchase of the property.

The University of Wisconsin-Platteville shall take all reasonable steps to honor the lease of Car Quest Auto Parts to its termination date of _____ day of 20____. The University will take reasonable steps to honor the contracts already entered into by the Governor Dodge Motel and Convention Center for use of the convention center facility.

All water damage and related damage is the responsibility of the owner and shall be repaired to its original condition by the time of closing. All furnishings and equipment presently owned by the business shall be included in the sale, except where agreed upon by the owner(s) and the University of Wisconsin-Platteville. All equipment that is included in the sale shall be in good condition and operational.

2005

Date (time)
needed

fr: 4/8

LRB - 2673, 1

BILL

Jrk : Gs:

Use the appropriate components and routines developed for bills.

AN ACT ... [generate catalog] *to repeal ... ; to renumber ... ; to consolidate and renumber ... ; to renumber and amend ... ; to consolidate, renumber and amend ... ; to amend ... ; to repeal and recreate ... ; and to create ...* of the statutes; relating to: *the 2003-05 Authorized State Building Program*

[NOTE: See section 4.02 (2) (br), Drafting Manual, for specific order of standard phrases.]

Analysis by the Legislative Reference Bureau

If titles are needed in the analysis, in the component bar:

For the main heading, execute: create → anal: → title: → head

For the subheading, execute: create → anal: → title: → sub

For the sub-subheading, execute: create → anal: → title: → sub-sub

For the analysis text, in the component bar:

For the text paragraph, execute: create → anal: → text

attached

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION #.

2005-2006 DRAFTING INSERT
FROM THE
LEGISLATIVE REFERENCE BUREAU

LRB-2673/lins2
JTK.....

hyph and no spaces

This bill amends the 2003-05 Authorized State Building Program to add one project at the University of Wisconsin ~~Platteville~~. The project involves the purchase and remodeling of two buildings for university housing and is financed with \$5,000,000 in existing program revenue supported borrowing authority.

For further information see the **state** fiscal estimate, which will be printed as an appendix to this bill.

LRB-2673/1ins
JTK.....

no space

LPS: please recompose this material as a table using the same structure as in the table entry marked on the attached example.

These lines
should ~~not~~ not
be separated
into two
components

Northrop, Lori

From: OBrien, John
Sent: Wednesday, April 13, 2005 11:47 AM
To: LRB.Legal
Subject: Draft review: LRB 05-2673/1 Topic: Purchase and remodeling of properties for UW-Platteville

It has been requested by <OBrien, John> that the following draft be jacketed for the SENATE:

Draft review: LRB 05-2673/1 Topic: Purchase and remodeling of properties for UW-Platteville